



## 4 Ernest Egerton Close

Tunstall, ST6 5XE

**Offers in excess of £350,000**



Carters are delighted to present to the market this superbly presented executive detached residence, offered in excellent condition throughout and ready for immediate occupation.

To the front of the property, a tarmac driveway provides convenient off-road parking for two vehicles. Upon entering, you are welcomed by a spacious entrance hallway which leads into a bright and generous open-plan living and dining area, ideal for both family living and entertaining.

At the heart of the home is a modern fitted kitchen/dining room, complete with a range of fully integrated appliances and stylish finishes. To the rear, an exceptionally spacious conservatory enjoys pleasant views over the garden, creating a perfect additional living or relaxation space. The ground floor is further enhanced by a separate home office and a convenient W.C.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a luxurious modern family bathroom.

Externally, the rear garden is a standout feature, offering a generous and private outdoor space. It includes an Indian stone patio area, a well-maintained lawn, a pergola, and a fully powered summer house—ideal for entertaining or home working.

The current owners have also thoughtfully converted the garage, now utilised as a versatile playroom, though it offers excellent potential for a variety of alternative uses depending on individual needs.

# 4 Ernest Egerton Close

Tunstall, ST6 5XE

Offers in excess of £350,000



## Entrance Hallway

Composite double glazed entrance door to the front elevation. Stairs to the first floor. Panel radiator. Karndean flooring.

## Living Room

14'6" x 11'1" (4.42m x 3.38m)  
UPVC double glazed box bay window to the front elevation. Coving to the ceiling. Stone effect feature fireplace. Radiator.

## Dining Room

9'1" x 10'6" (2.77m x 3.20m)  
UPVC double glazed sliding patio doors to the rear elevation leading to the conservatory. Coving to the ceiling. Pendant light fitting. Panel radiator.

## Office

7'2" x 6'6" (2.18m x 1.98m)  
UPVC double glazed window to the front elevation. Recessed ceiling down lighters. Radiator. Karndean flooring.

## W.C

UPVC double glazed window to the side elevation. Mid level w.c. Vanity basin unit with storage under. Partially tiled walls. Recessed ceiling down lighters. Radiator. Karndean flooring.

## Kitchen / Dining Room

13'9" x 11'5" (4.19m x 3.48m)  
UPVC double glazed french doors to the rear elevation leading to the conservatory. Modern fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a hose mixer tap. Built in electric double oven / microwave. Built in four ring gas hob. Built in extractor hood.

Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Integrated coffee machine. Dining space with feature pendant lighting above. Radiator. Recessed ceiling down lighters. Coffered ceiling detail with LED lighting. Karndean flooring.

## Conservatory

11' x 20'3" (3.35m x 6.17m)  
UPVC double glazed french doors to the rear elevation leading to the garden. UPVC double glazed windows to the rear and side elevations. Gas fire with a tiled surround. Radiator. Tiled flooring.

## Converted Garage

16'2" x 7'10" (4.93m x 2.39m)  
UPVC double glazed french doors to the side elevation. UPVC double glazed window to the front elevation. Electric fire. Recessed ceiling down lighters. Wood effect laminate flooring.

## Stairs and Landing

Glass balustrade to the stairs. Access to the loft which has a ladder and a light.

## Bedroom One

9'5" x 11'2" (2.87m x 3.40m)  
UPVC double glazed window to the front elevation. Radiator.

## En Suite

UPVC double glazed window to the side elevation. Three piece modern suite comprising of; a vanity basin unit with storage under, a recessed w.c and a shower enclosure. Porcelain tiled walls with a recessed niche

detail having remote controlled LED lighting. Recessed ceiling down lighters. Heated towel rail. LVT flooring.

## Bedroom Two

13'4" x 10'4" (4.06m x 3.15m)  
UPVC double glazed window to the front elevation. Fitted wardrobes. Recessed ceiling down lighters. Radiator.

## Bedroom Three

6'8" x 10'8" (2.03m x 3.25m)  
UPVC double glazed window to the rear elevation. Recessed ceiling down lighters. Radiator.

## Bedroom Four

8'3" x 8'6" (2.51m x 2.59m)  
UPVC double glazed window to the rear elevation. Recessed ceiling down lighters. Fitted wardrobes and dresser. Fitted mirror and side lights. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation. Three piece modern bathroom suite comprising of; a panel bath with a waterfall tap, countertop wash hand basin with storage units under and a recessed w.c. Recessed ceiling down lighters. Partially tiled walls. LVT flooring.

## Externally

Externally, to the front of the property, there is a tarmac driveway providing off-road parking for two vehicles. To the rear, there is a tiered garden featuring an Indian stone patio area and a lawn. The garden also benefits from a summer house with power and a

pergola, making it ideal for entertaining. For added convenience, there is an outside tap and a double power socket.

## Additional Information

Freehold. Council Tax Band D.

Total Floor Area: TBC

## Disclaimer

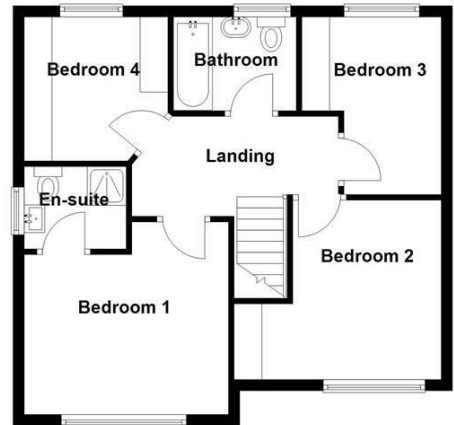
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**